

Rules and Regulations Adopted by the Board of Directors

1. Building Construction

There shall be no construction activity by contractors, sub-contractors or developers after twelve (12) noon on Saturdays and all day on Sundays.

2. Plan Approval

All new construction and additions to existing homes must be approved by the Association prior to commencement of work. Two (2) complete sets of construction plans will be required. A fee of \$25.00 for review of such construction plans shall be paid to the Association when such plans are submitted for review. There is a non-refundable \$25.00 application fee, plus a \$300 deposit which is refundable upon project completion.

3. Signs

a. "For Sale" signs shall be limited to one (1) "For Sale" sign per lot. "For Sale" signs may be posted continuously while property is for sale. This resolution specifically prohibits "For Rent" signs and other signs, other than "For Sale" signs except as set forth below.

- i. All "For Signs" signs shall be single face signs set parallel to the right-of-way.
- ii. All "For Sale" signs shall be 12" high and 18" wide. Signs may have rounded corners, but must be generally rectangular, not oval in shape.
- iii. The maximum height for all "For Sale" signs shall be 3' above the ground.
- iv. All "For Sale" signs are limited to a single standard post, not to exceed 2" x 2".
- v. Signs must be set back at least 15' from the edge of the paved roadway.
- vi. One (1) "Open House" sign shall be allowed on each lot. The "Open House" sign may only be displayed during the actual period of the open house and must be removed immediately upon the open house being terminated. In addition, open house signs may be displayed only during daylight hours.

4. Pets

Dogs must be accompanied by their owners or their responsible persons and shall be on a leash or under such person's control. When a dog is outside the owner's property, the person walking or controlling the dog must remove all dog excrement.

5. Use of Lake

Residents and guests must carry appropriate identification to use and have access to lakes and all other common area facilities, and shall present identification upon request. Fishing is permitted in lakes.

6. Placement of Garbage and Refuse

Homeowners on single family lots shall refrain from placing garbage and refuse in front of their homes until the evening before the day that garbage and refuse are normally collected.

(Note: Collier County Ordinance 91-47 prohibits placing trash at curbside prior to 6:00 p.m. the evening prior to scheduled pick-up).

7. Use of Recreational Facilities

All common facilities in King's Lake, such as walkways, tennis and fishing, may be used by owners of residential units and their guests. Rules for use of the tennis courts, as posted from time to time, must be observed.

8. Motor Vehicles and Boats in Common Areas and Personal Property

No owner shall store or permit to be stored, park or permit to be parked, on the common area, any vehicle designed or used for commercial purposes or containing exterior advertising matter; any swamp buggy, stock car, or other vehicle not normally used for highway travel; or any boat, trailer, or camper; or any personal property whatsoever. Such vehicles are described and located on homeowner's property must be stored within an enclosed garage.

9. Tennis Court

The King's Lake Court is located in the Preserve on Buckingham Lane and is available to all residents of King's Lake between the hours of 7:00 a.m. to dusk each day. You may obtain a tennis court key by calling 775-4487. A \$5.00 key deposit is required.

10. Purchase Approval

All new owners must be approved by the Board of Directors. When selling your property, please contact our property manager and obtain an approval form that must be filed with the property manager prior to closing.